

CITY PLANNING COMMISSION MEETING AGENDA

**TUESDAY, OCTOBER 11, 2016
1:30 P.M. CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, OCTOBER 11, 2016 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. DESIGN REVIEW 093/16 – Request by LOYOLA UNIVERSITY NEW ORLEANS for consideration of its Institutional Master Plan for its Main Campus (generally bounded by Saint Charles Avenue, Calhoun Street, Freret Street, and Tulane Univeristy) and its Broadway Campus (generally bounded by Saint Charles Avenue, Broadway Street, Lowerline Street, and Benjamin Street). The primary municipal address is 6363 SAINT CHARLES AVENUE. There are multiple other municipal addresses. (PD 3) (BD) (DEFERRED FROM THE SEPTEMBER 27, 2016 CITY PLANNING COMMISSION MEETING)**

- 2. DESIGN REVIEW 096/16 – Request by TULANE UNIVERSITY for consideration of its Institutional Master Plan for its Uptown Campus (generally bounded by Saint Charles Avenue, Loyola University New Orleans, Calhoun Street, South Claiborne Avenue, Audubon Boulevard, Willow Street, Broadway Street, Zimpel Street, Audubon Street, Freret Street, and Audubon Place). The primary municipal address is 6823 SAINT CHARLES AVENUE. There are multiple other municipal addresses. (PD 3) (TA) (DEFERRED FROM THE SEPTEMBER 27, 2016 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

- 3. ZONING DOCKET 100/16** – Request by CITY COUNCIL MOTION NO. M-16-336 for a text amendment to the Comprehensive Zoning Ordinance, to amend Article 14, Suburban Non-Residential Districts, Section 14.3.A.1, Table 14-2 to reduce the minimum lot area requirements for non-residential uses in the S-LB1 and S-LB2 Districts from 10,000 square feet and 20,000 square feet, respectively, to 5,000 square feet and reduce the minimum lot width requirements for non-residential uses from 100 feet to 50 feet in both districts, so that the relevant sections of the table read as follows: “Non-Residential: 5,000 sf” and “Non-Residential: 50”. (NJ)
- 4. ZONING DOCKET 101/16** – Request by CITY COUNCIL MOTION NO. M-16-400 for a Conditional Use to permit a Batching Plant in a GPD General Planned Development District, on Parcel 5, Section A S S, Lot 89, in the Third Municipal District, bounded by Chef Menteur Highway and Recovery Way. The municipal address is 17432 CHEF MENTEUR HIGHWAY. (PD 10) (SL)
- 5. ZONING DOCKET 102/16** – Request CITY COUNCIL MOTION NO. M-16-403 for a text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district to be named “Convention Center Height Overlay District” that is intended to create additional height allowances for sites currently zoned MU-2 to establish an FAR allowance of 12, on Squares 40, 41, 42, 43, 31 and 20B, in the First Municipal District, bounded by the Pontchartrain Expressway, Mississippi River floodwall, Orange Street, and Tchoupitoulas Streets. The municipal addresses are 1301 CONVENTION CENTER BOULEVARD, 1455 SOUTH PETERS STREET, 1400 SOUTH PETERS STREET, 301 RACE STREET, 1465 SOUTH PETERS STREET, 1500 TCHOUPITOULAS STREET, 1510 TCHOUPITOULAS STREET, 1528 TCHOUPITOULAS STREET, 417 ORANGE STREET, 431 ORANGE STREET, 400 RACE STREET, AND 351 RACE STREET. (PD 2) (NK)
- 6. ZONING DOCKET 103/16** – Request by MKL-ELMWOOD, LLC for a Conditional Use to permit townhouse dwellings in an HU-RD2 Historic Urban Two-Family Residential District, on Square 1560, Lots D and E, in the Third Municipal District, bounded by Maurepas, Sauvage, Ponce De Leon and North White Streets. The municipal addresses are 1618-1622 SAUVAGE STREET. (PD 4) (BD)

7. **ZONING DOCKET 104/16** – Request by HEBBLER PROPERTIES, LLC, TUFTS PROPERTIES, LLC, CARONDELET HOLDINGS, CARONDELET COMPROMISE, CLINTON HOLDINGS AND CRUTCHER OIL & GASS-III LIMITED PARTNERS, ET AL. for a Conditional Use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District, on Square 220, Parcel 1, in the First Municipal District, bounded by Carondelet, Lafayette, and Poydras Streets and Saint Charles Avenue. The municipal address is 546 CARONDELET STREET. (PD 1A) **(TA)**
8. **ZONING DOCKET 105/16** – Request by CHINESE TEA GARDEN, LLC for a Conditional Use to permit a parking lot providing off-street vehicle parking for non-residential use(s) within 300 feet, in an S-RS Suburban Single-Family Residential District, HUC Historic Urban Corridor Use Restriction Overlay District and an EC Enhancement Corridor Design Overlay District on Square 4014, Lot 7, in the Third Municipal District, bounded by Elysian Fields Avenue, Filmore Avenue, Frenchmen Street, Robin Street, and Vermillion Boulevard. The municipal address is 5212 ELYSIAN FIELDS AVENUE. (PD 6) **(BP/TJ)**
9. **ZONING DOCKET 106/16** – Request by ST JOHN # 5 BAPTIST CHURCH for a Conditional Use to permit a community center in an S-RD Suburban Two-Family Residential District on Square 2671, Lots 17 and 18, in the Third Municipal District, bounded by Hamburg, Foy, and Milton Streets and Paris Avenue. The municipal addresses are 3829-3833 HAMBURG STREET. (PD 4) **(CB)**
10. **ZONING DOCKET 107/16** – Request by JAMES T. NIX, III for a Conditional Use to permit a commercial use (restaurant) over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District, a GC Greenway Corridor Design Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 448, Lot 24-Z, in the Second Municipal District, bounded by Hagan and Lafitte Avenues and North Rendon and Toulouse Streets. The municipal addresses are 500, 532, AND 538 HAGAN AVENUE AND 3220-3230 TOULOUSE STREET. (PD 4) **(KB)**

C. OTHER BUSINESS:

11. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. **(SKK)**

OTHER MATTERS:

- A. Adoption of minutes of the September 27, 2016 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk